

Revenue Stamps \$ _____

DEED FOR HIGHWAY RIGHT OF WAY

THIS INSTRUMENT DRAWN BY K. M. Smith CHECKED BY Hugh Thompson

The hereinafter described property ☐ Does ☒ Does not include the primary residence of the Grantor

RETURN TO: Division R/W Agent, NCDOT
815 Stadium Drive
Durham, NC 27704

NORTH CAROLINA
COUNTY OF Durham
TAX PARCEL 0814-04-94-3747

TIP/PARCEL NUMBER: U-2102 154
WBS ELEMENT: _____
ROUTE: Guess Road

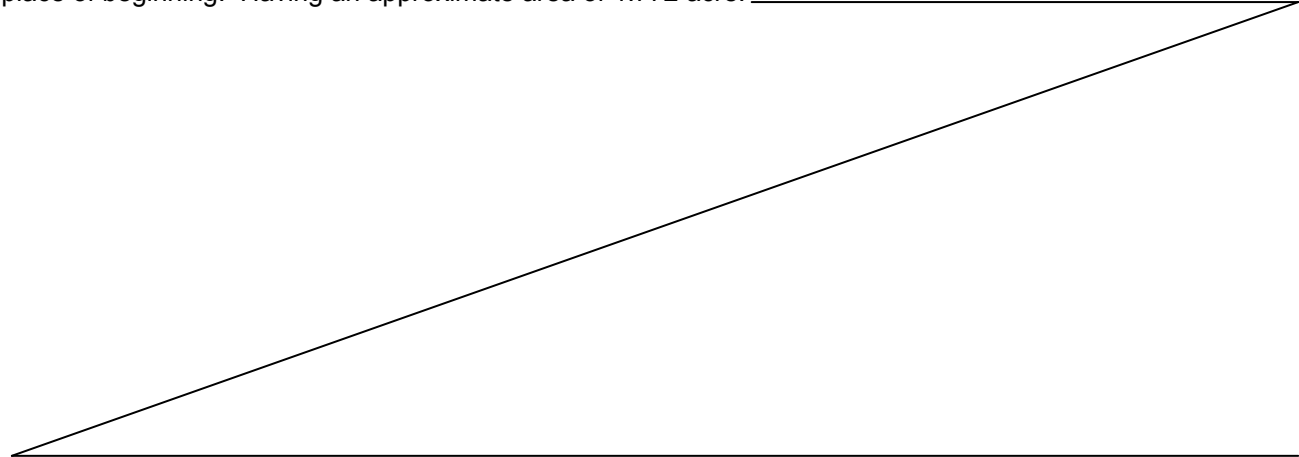
THIS FEE SIMPLE DEED, made and entered into this the _____ day of _____ 20 14
by and between the CITY OF DURHAM a municipal corporation, _____

hereinafter referred to as GRANTOR, and the NORTH CAROLINA DEPARTMENT OF TRANSPORTATION,
an agency of the State of North Carolina, 1546 Mail Service Center, Raleigh, NC 27611, hereinafter referred
to as the DEPARTMENT,

WITNESSETH

That the GRANTORS, for themselves, their heirs, successors, and assigns, for and in consideration
of the sum of \$ 1.00 agreed to be paid by the DEPARTMENT to the GRANTORS, do hereby
give, grant and convey unto the DEPARTMENT, its successors and assigns, in FEE SIMPLE that certain
property located in Durham Township, Durham County, North
Carolina, which is particularly described as follows:

Point of beginning being S 73°59'53" W, 16.23 feet from a point in the centerline of -L- Rev., Sta. 42+54.851;
thence along a circular curve 472.12 feet having a radius of 924.93 feet. The chord of said curve being on a
bearing N 06°03'10" E, a distance of 467.01 feet; thence to a point on a bearing N 24°41'31" E, a distance of
196.76 feet; thence to a point on a bearing N 26°40'33" E, a distance of 301.32 feet; thence to a point on a
bearing S 61°01'57" E, a distance of 67.69 feet; thence to a point on a bearing S 22°00'55" W, a distance of
354.86 feet; thence to a point on a bearing N 67°59'05" W, a distance of 9.84 feet; thence to a point on a
bearing S 21°48'26" W, a distance of 78.57 feet; thence to a point on a bearing N 68°36'40" W, a distance of
3.28 feet; thence to a point on a bearing S 18°02'34" W, a distance of 213.47 feet; thence along a circular
curve 263.08 feet having a radius of 905.72 feet. The chord of said curve being S 04°41'39" W, a distance of
262.16 feet; thence to a point on a bearing S 73°59'53" W, a distance of 66.55 feet; returning to the point and
place of beginning. Having an approximate area of 1.772 acre. _____



IN ADDITION, and for the aforesated consideration, the GRANTORS further hereby convey to the DEPARTMENT, its successors and assigns the following described areas and interests:

Temporary Construction Easement Area I described as follows: Point of beginning being S 73°59'53" w, 16.23 feet from a point in the centerline of -L- Rev., Sta. 42+54.851; thence along a circular curve 263.08 feet and having a radius of 905.72 feet. The chord of said curve being on a bearing N 04°41'39" E, a distance of 262.16 feet; thence to a point on a bearing N 18°02'34" E, a distance of 213.47 feet; thence to a point on a bearing S 68°36'40" E, a distance of 3.28 feet; thence to a point on a bearing N 21°48'76" E, a distance of 78.57 feet; thence to a point on a bearing S 67°59'05" E, a distance of 9.84 feet; thence to a point on a bearing N 22°00'55" E, a distance of 175.50 feet; thence to a point on a bearing S 03°58'27" E, a distance of 89.85 feet; thence to a point on a bearing S 23°54'09" W, a distance of 185.69 feet; thence to a point on a bearing S 22°16'37" W, a distance of 127.81 feet; thence to a point on a bearing S 27°51'19" W, a distance of 46.65 feet; thence to a point on a bearing S 19°49'23" W, a distance of 85.78 feet; thence to a point on a bearing S 04°36'28" W, a distance of 177.20 feet; thence to a point on a bearing S 22°45'25" E, a distance of 14.81 feet; thence to a point on a bearing S 73°59'53" W, a distance of 18.59 feet; returning to the point and place of beginning. Having an approximate area of 0.494 acre.

It is understood and agreed that the Department shall have the right to construct and maintain the cut and/or fill slopes in the above described temporary easement area(s) until such time that the property owners alter the adjacent lands in such a manner that the cut and/or fill slopes are no longer needed for the lateral support of the roadway. Any additional construction areas lying beyond the cut and/or fill slopes and extending beyond the right of way limits and beyond any permanent easement areas will terminate upon completion and acceptance of the project.

Temporary Construction Easement Area II described as follows: Point of beginning being N 73°59'53" E, 68.91 feet from a point in the centerline of -L- Rev. Sta. 42+54.851; thence to a point on a bearing N 22°45'25" W, a distance of 14.81 feet; thence to a point on a bearing N 04°36'28" E, a distance of 167.36 feet; thence to a point on a bearing N 19°49'23" E, a distance of 85.78 feet; thence to a point on a bearing N 27°51'19" E, a distance of 46.65 feet; thence to a point on a bearing N 22°16'37" , a distance of 127.81 feet; thence to a point on a bearing N 23°54'09"E, a distance of 185.69 feet; thence to a point on a bearing N 03°58'27" W, a distance of 89.85 feet; thence to a point on a bearing N 22°00'55" E, a distance of 40.63 feet; thence to a point on a bearing S 02°33'07" E, a distance of 126.26 feet; thence to a point on a bearing S 23°05'27" W, a distance of 439.90 feet; thence to a point on a bearing S 05°42'08" N, a distance of 180.42 feet; thence to a point on a bearing S 21°52'44" E, a distance of 14.65 feet; thence to a point on a bearing S 73°59'53" E, a distance of 13.23 feet; returning to the point and place of beginning. Having an approximate area of 0.253 acre.

The above described temporary construction easement will terminate upon completion and acceptance of the project.

Temporary Construction Easement Area III described as follows: Point of beginning being S 61°01'57" E, 62.80 feet from a point in the centerline of -L- Rev., Sta. 45+44.601; thence to a point on a bearing S 61°01'57" E, a distance of 1.14 feet; thence to a point on a bearing S 30°43'57" W, a distance of 7.44 feet; thence to a point on a bearing N 22°00'55" E, a distance of 7.49 feet; returning to the point and place of beginning. Having an approximate area of 4 square feet.

The above described temporary construction easement will terminate upon completion and acceptance of the project.

SPECIAL PROVISIONS. This deed is subject to the following provisions only:

NONE

The property hereinabove described was acquired by the GRANTORS by instrument(s) recorded in the Durham County Registry in Deed Book 361 Page 688 .

The final right of way plans showing the above described right of way are to be certified and recorded in the Office of the Register of Deeds for said County pursuant to N.C.G.S. 136-19.4, reference to which plans is hereby made for purposes of further description and for greater certainty.

The Grantors acknowledge that the project plans for Project # U-2102 have been made available to them. The Grantors further acknowledge that the consideration stated herein is full and just compensation pursuant to Article 9, Chapter 136 of the North Carolina General Statutes for the acquisition of the said interests and areas by the Department of Transportation and for any and all damages to the value of their remaining property; for any and all claims for interest and costs; for any and all damages caused by the acquisition for the construction of Department of Transportation Project # U-2102 , Durham County, and for the past and future use of said areas by the Department of Transportation, its successors and assigns for all purposes for which the said Department is authorized by law to subject the same.

COUNTY: Durham **WBS ELEMENT:** **TIP/PARCEL NO.:** U-2102 154

TO HAVE AND TO HOLD the aforesaid premises and all privileges and appurtenances thereunto belonging to the DEPARTMENT, its successors and assigns in FEE SIMPLE, or by easement as indicated, for the past, present and future use thereof and for all purposes which the said Department is authorized by law to subject the same.

And the GRANTORS covenant with the DEPARTMENT, that the GRANTORS are seized of the premises in fee simple, have the right to convey the same in fee simple, or by easement as indicated, that the title thereto is marketable and free and clear of all encumbrances, and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is hereby conveyed subject to the following exceptions:
NONE

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused the instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

IN WITNESS WHEREOF, GRANTOR, pursuant to a resolution dated _____, has caused this instrument to be signed in its corporate name by its MAYOR, its corporate seal hereto affixed, and attested by its CITY CLERK, by order of the DURHAM CITY COUNCIL this the day and year first above written.

(CORPORATE SEAL)

CITY OF

BY: _____ (SEAL)
City of Durham, Mayor

ATTEST:

_____, City Clerk
of the City of Durham

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY:

<div>(Official Seal)</div>	North Carolina, _____ County
	I, _____, a Notary Public for _____ County, North Carolina, certify that
	_____ personally came before me this day and acknowledged that he/she is the CLERK of the CITY OF _____, and that by authority duly given, the foregoing instrument was signed in its name by its MAYOR of the CITY OF _____ , sealed with its corporate seal, and attested by _____ as its CITY CLERK.
	Witness my hand and official seal this the _____ day of _____, 20 _____.
	_____ Notary Public
	My commission expires: